



# Planning & Zoning Board Regular Meeting

## Agenda

**June 6, 2023 @ 6:00 pm**

City Hall Commission Chambers  
401 S. Park Avenue

### welcome

Agendas and all backup material supporting each agenda item are accessible via the city's website at [cityofwinterpark.org/bpm](http://cityofwinterpark.org/bpm) and include virtual meeting instructions.

### assistance & appeals

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office ([407-599-3277](tel:407-599-3277)) at least 48 hours in advance of the meeting.

"If a person decides to appeal any decision made by the Board with respect to any matter considered at this hearing, a record of the proceedings is needed to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F.S. 286.0105).

### please note

Times are projected and subject to change.

- 
1. **Call to Order**
  2. **Selection of Chair and Vice Chair**
    - a. [Selection of Chair and Vice Chair.](#) 5 minutes
  3. **Consent Agenda**
    - a. [Approval of the April 4, 2023 Meeting Minutes.](#) 1 minute
    - b. [Approval of the May 2, 2023 Meeting Minutes.](#) 1 minute
  4. **Public Comments (for items not on the agenda): Three minutes allowed for each speaker**
  5. **Public Hearings**  
**(Public participation and comment on these matters must be in-person.)**
    - a. [SPR #23-04. Request of Phil Kean Design Group.](#) 15 minutes  
Request of Phil Kean Design Group for approval to construct a 518 square foot addition to the existing single-family home located at 131 Trismen Terrance on Lake Osceola, zoned R-1AAA.
    - b. [SPR #23-05. Request of Darryl Hill.](#) 10 minutes  
Request of Darryl Hill for approval to construct a new, two-story, 4,567 square-foot, single-family home located at 201 Osceola Court, on Lake Osceola, zoned R-1AAA.
    - c. [Request of the City of Winter Park for:](#) 15 minutes
      - An Ordinance to establish a Commercial Future Land Use on the annexed parcels at 1896; 1934; 1964; 1968; 1970 AND 1990 Kentucky Avenue, and
      - An Ordinance to establish Commercial (C-3) Zoning on the annexed parcels at 1896; 1934; 1964; 1968; 1970 AND 1990 Kentucky Avenue.
  6. **Action Items**
  7. **Non-Action Items**
  8. **Staff Updates**
  9. **Board Comments**
  10. **Upcoming Agenda Items**

## **11. Adjournment**



## Planning & Zoning Board

# agenda item

|                     |                                   |              |              |
|---------------------|-----------------------------------|--------------|--------------|
| item type           | Selection of Chair and Vice Chair | meeting date | June 6, 2023 |
| prepared by         | Mary Bush                         | approved by  |              |
| board approval      | Completed                         |              |              |
| strategic objective |                                   |              |              |

### subject

Selection of Chair and Vice Chair.

### motion / recommendation

### background

### alternatives / other considerations

### fiscal impact



## Planning & Zoning Board

# agenda item

|                     |                |              |              |
|---------------------|----------------|--------------|--------------|
| item type           | Consent Agenda | meeting date | June 6, 2023 |
| prepared by         | Mary Bush      | approved by  |              |
| board approval      | Completed      |              |              |
| strategic objective |                |              |              |

### subject

Approval of the April 4, 2023 Meeting Minutes.

### motion / recommendation

### background

### alternatives / other considerations

### fiscal impact

### ATTACHMENTS:

[P&Z April 4th 2023 Draft Meeting Minutes.pdf](#)



# Planning & Zoning Board Regular Meeting Minutes

April 4, 2023 at 6:00 p.m.

City Hall | Commission Chambers  
401 S. Park Ave. | Winter Park, Florida

## Present

Present: Richard James, Melissa Vickers, Vashon Sarkisian, Jim Fitch, Alex Stringfellow, Michael Spencer, and David Bornstein. Also Present: City Attorney Dan Langley. Staff: Director of Planning & Zoning Jeff Briggs, Assistant Director of Planning & Zoning Allison McGillis, Planner II Nicholas Lewis, and Recording Secretary Mary Bush.

## (1) Call to Order

Chairman Richard James called the meeting to order at 5:59 p.m.

## (2) Consent Agenda

### Approval of Minutes:

Motion made by David Bornstein, seconded by Melissa Vickers to approve the March 7, 2023 meeting minutes.

Motion carried unanimously with a 7-0 vote.

## (3) Public Comments (for items not on Agenda)

No one from the public wished to speak. The public hearing was closed.

## (4) Public Hearings

- SPR #23-03: Request of Mark Nasrallah for approval to construct a new, two-story, 5,555 square-foot, single-family home, located at 1034 Turner Road on Lake Bell, zoned R-1A.

Mr. Lewis provided the Board a brief summary of the request. He presented to the Board an area map, aerial view, and site plan for the property and noted that the applicant's request meets code requirements for impervious lot coverage, Floor Area Ratio (FAR), and the front, side, and pool setbacks. He then reviewed the lakefront review criteria, noting that no trees would be removed as part of the request and that the applicant designed four swales on the lot to maintain a 15-foot buffer from any existing canopy trees. He added that the swale retention areas throughout the property met the required stormwater retention. He went on to explain that the views from the lake will not be obstructed as the lot is relatively flat, sloping from 92-feet in the front of the lot to the 88.6-foot ordinary high-water line and the pool and pool deck will only be 2.5-feet above grade. He then discussed the view of the neighbors, indicating that the average lakefront setback of the neighboring lakefront homes is 95-feet and the proposed home will have a lakefront setback of 68.6-feet. He also indicated that no neighbor letters in opposition to the request had been received and that there was a significant landscape buffer along the north side of the lot blocking much of the neighbor's view toward the southern portion of the lot. He then explained that even though the proposed home does not meet the average lakefront setback, the average is uniquely limiting in this case because the houses were all built roughly in line. The code, therefore, limits the buildable area to the mold of the existing home, making construction of a larger home on a lakefront as traditionally expected, impossible. Mr. Lewis expressed that the applicant was seeking to go beyond the average with the understanding that they would be the first to redevelop along the street. He additionally expressed that staff believed the applicant had successfully provided a design that limits any visual impact of the neighbors, despite the lesser setback.

Staff recommendation was for approval.

The Board inquired about the consistency of the front setback, the rear setback being to the patio, if the patio would be open or screened, which neighbors received notification of the request, the second floor setback, and the consistency of home style patterns along the lake.

Mr. Fitch expressed that the location of the home violated the 95-foot arc of the existing homes on the lake and the applicant should resubmit their request with a driveway that would conform with the front arc of the existing homes. He also expressed that he was disappointed with staff's recommendation of approval.

The applicant's architect, Mark Nasrallah of 215 N. Eola Drive, Orlando, FL 32801 addressed the Board. Mr. Nasrallah spoke on the sizes and setbacks of the surrounding homes along the lake. He noted that the mass of the house could be brought forward close to the street but would destroy the street view for neighboring homes.

No one from the public wished to speak. The public hearing was closed.

The Board briefly expressed their thoughts on the request and discussed possibly reducing the rectangular portion of the driveway, the lack of opposition from the neighbors, possible parking issues if the home was pushed forward, the setbacks of the homes on the City of Orlando's side of the lake.

**Motion made by Michael Spencer, seconded by Alex Stringfellow, for approval to construct a new, two-story, 5,555 square-foot, single-family home, located at 1034 Turner Road on Lake Bell, zoned R-1A.**

**Motion carried unanimously with a 6-1 vote. (In Favor: Richard James, Vashon Sarkisian, Alex Stringfellow, Michael Spencer, Melissa Vickers, and David Bornstein. Opposed: Jim Fitch.)**

- CU #22-08: Request of Rollins College for final Conditional Use approval to maintain the existing 4-story Lawrence Center office building and to build a new 31,791 square foot Rollins Art Museum and a new 47,138 square foot Crummer Graduate School of Business building, on the properties at 200 E. New England and 203 E. Lyman Avenues.

Mr. Briggs provided the Board a brief summary of the request. He presented to the Board an area map of the property and the applicant's site plan. He noted that about three years ago Rollins College obtained approval from the Planning & Zoning Board and the City Commission for their preliminary site plan and to change the zoning and land use of the property from office to institutional. He explained that Rollins College had come back with a new proposed site plan for the property that would join together their two proposed buildings in order to save three live oak trees and to create an open courtyard of Artscape and landscape on the corner of New England and Interlachen Avenues. He further explained that Rollins College was also requesting to change the 25-foot setback of the Rollins Art Museum to a 10-foot setback to match the Lawrence Center setback and to engage the interest of the pedestrians that walk past the museum. Mr. Briggs noted that with the new site plan the Crummer Graduate School of Business had been reduced in size about 30,000 square feet than what was originally approved. He then went on to briefly discuss the floor plans and elevations for the applicant's proposed buildings, the height of the museum, the setback for exfiltration from the live oak trees, and screening for the backflow preventer. He indicated that the museum height was proposed to be 10 feet taller than the Crummer Graduate School of Business building in part due to its parapet and 14 feet was needed for the setback for exfiltration from the live oak trees to keep them preserved. He then discussed two variances that the applicant requested. One, regarding two framed signs on the museum that were to be 400 square feet and 64 square feet, significantly exceeding the maximum size per code of 50 square feet. The second, regarding building a concrete seating structure and wall within the 25 foot setback on Interlachen Avenue, which would create a seven-foot wall along the street side.

Staff recommendation was for approval with the following conditions:

- the western museum sign must be reduced from 400 sq. ft. to no more than 200 sq. ft.,
- a suggested reduction in the museum parapet height to 1 foot,
- stormwater improvements must be at no less than a 14-foot setback for from the triple oaks,
- the backflow preventer must be screened, and
- any hardscape within the setbacks must be limited to 34 inches.

The applicant's representative, Attorney Becky Wilson of 215 N. Eola Drive, Orlando, FL 32801 addressed the Board. Attorney Wilson noted that the applicant had agreed to meet the 14-foot setback for the stormwater improvements and to remove the concrete seating structure and wall.

The applicant's architect for the project, Joe Coriaty of 150 W 28th St. #1802, New York, NY 10001 addressed the Board and discussed the applicant's choice of design for the project. He noted that the primary open space was reoriented, the Crummer Graduate School of Business was pushed back, the Rollins Art Museum was turned 90 degrees and set back substantially, and the seating structure and wall were eliminated and replaced with a 16-inch high bench wall. He then spoke on the architectural strategy for the project noting that the parapet height would screen the equipment screen and that the proposed museum height provided for the applicant's desired floor to floor height in the gallery and the back of house. Mr. Coriaty went on to briefly discuss the framed signs and noted that the applicant would agree to limiting any banner or signage element that would go in the 400 square foot frame to a maximum of 200 square feet.

Attorney Wilson addressed the Board and spoke on the preliminary conditional use approval for the project. She noted that the applicant had been approved for up to 1.5% FAR but was at only a 1.19% FAR with the current plan. She also noted that Rollins College had to enter into a community benefit agreement with the City, which involved the final conditional use approval, parking allowances and requirements, and restrictions on the use of certain buildings owned by the applicant.

The Board inquired about the following:

- the details of the framed signs and their lighting element,
- clarification of the dimensions of the frames and what would be shown on the signs,
- what precludes the applicant from hanging banners to market events on a temporary basis,
- the maximum allowed building height per code,
- and the details of the back of house function.

The Board heard public comment from the following residents:

Warren Lindsey of 871 Dixie Parkway, Winter Park, FL 32789 addressed the Board. Mr. Lindsey inquired about whether or not the views of the framed signs would possibly be blocked by tree foliage and the direction from which the signs' lettering would be able to be viewed.

Jerry Hilbrich of 300 S. Interlachen Avenue, #304, Winter Park, FL 32789 addressed the Board. Mr. Hilbrich spoke on concerns regarding an increase in activity and noise that would possibly be created by the applicant's project.

Nancy Miles of 687 Penn Place, Winter Park, FL 32789 addressed the Board. Ms. Miles noted that the Women's Club of Winter Park felt the project would be great but wanted to make sure that the sidewalks would be screened off during construction and that traffic would not be restricted from accessing the driveway to the Women's Club of Winter Park.

Larry Coates of 315 E. New England Avenue, #16, Winter Park, FL 32789 addressed the Board. Mr. Coates spoke on concerns with possible future parking issues, noise, and light pollution. He expressed that he would like to see a more extensive parking study completed for the project.

No one else from the public wished to speak. The public hearing was closed.

Attorney Wilson briefly addressed the public comments noting that the public's view of the lettering on the signs would mainly be directly across from the building due to the frame around the signs, the lighting on the signs would be internal around the edge of the frame, there would be acoustic treatments on the building's A/C and condenser units for noise abatement, the school's classes would generally end by 9:30p.m., and events would either occur inside the buildings or on the lawn that is located closer to the Alford Inn.

The Board inquired about the business hours of the museum, the museum's plans to use the space for events and entertaining, and lighting details for the majority of the museum building. Brief discussion continued on the framed signs and lighting.

The Board then briefly shared their thoughts on the request noting concerns with the lighting for the signs and possible parking issues. Ms. Vickers inquired about the use of parking signs and ways to prevent potential parking issues.

Attorney Langley asked whether or not a note would be included in the submittal to the City Commission reflecting the changes to the request that the applicant had agreed to during the meeting. Attorney Wilson replied that the change to the 200 square feet for the framed sign would not be changed in the submittal but could be included in the staff report. She also noted that the plans would not change for the parapet as no

changes were made for the height. She then added that the applicant agrees to the 14 foot setback for the stormwater improvements and the backflow screening but the civil plans would not be redone for these changes prior to the City Commission meeting.

Motion made by David Bornstein, seconded by Alex Stringfellow, for final Conditional Use approval to maintain the existing 4-story Lawrence Center office building and to build a new 31,791 square foot Rollins Art Museum and a new 47,138 square foot Crummer Graduate School of Business building, on the properties at 200 E. New England and 203 E. Lyman Avenues with the following conditions:

- the western museum sign size must be reduced from 400 sq. ft. to no more than 200 sq. ft.,
- stormwater improvements must be at no less than a 14-foot setback from the triple oaks,
- the backflow preventer must be screened, and
- any hardscape within the setbacks must be limited to 34 inches.

Motion carried with a 5-2 vote. (In Favor: Richard James, Vashon Sarkisian, Alex Stringfellow, Michael Spencer, and David Bornstein. Opposed: Melissa Vickers and Jim Fitch.)

## **(5) Action Items**

No action items.

## **(6) Non-Action Items**

No non-action items.

## **(7) Staff Updates**

Mr. Briggs informed the Board that the Planning & Zoning department's Planning Technician, Aaron Hull who was leaving the City to move to Colorado was being replaced with a current City of Winter Park employee named Corinna Lundgren. He noted that Ms. Lundgren held an undergraduate degree in architecture and was currently completing her masters in planning from the University of Central Florida.

## **(8) Board Comments**

Ms. Sarkisian made another request to have staff include the site plan on an aerial so the Board can have a more comprehensive visual reference for the requests.

Chairman James gave the Board and staff a brief farewell, reminding them that the meeting would be his last meeting on the Board as he was moving out of state.

## **(9) Upcoming Agenda Items**

There was no discussion on upcoming agenda items.

## **(10) Adjournment**

Meeting adjourned at 7:47 p.m.

/s/ Recording Secretary Mary Bush



## Planning & Zoning Board

# agenda item

|                     |                |              |              |
|---------------------|----------------|--------------|--------------|
| item type           | Consent Agenda | meeting date | June 6, 2023 |
| prepared by         | Mary Bush      | approved by  |              |
| board approval      | Completed      |              |              |
| strategic objective |                |              |              |

### subject

Approval of the May 2, 2023 Meeting Minutes.

### motion / recommendation

### background

### alternatives / other considerations

### fiscal impact

### ATTACHMENTS:

[PZ May 2nd 2023 Draft Meeting Minutes.pdf](#)



# Planning & Zoning Board Regular Meeting Minutes

May 2, 2023 at 6:00 p.m.

City Hall | Commission Chambers  
401 S. Park Ave. | Winter Park, Florida

## Present

Present: Melissa Vickers, Jim Fitch, and David Bornstein. Absent: Vashon Sarkisian, Michael Spencer, Alex Stringfellow, and Warren Lindsey. Also Present: City Attorney Dan Langley. Staff: Director of Planning & Zoning Jeff Briggs, Assistant Director of Planning & Zoning Allison McGillis, Planner II Nicholas Lewis, Planner I Corinna Lundgren, and Recording Secretary Kim Breland.

## (1) Call to Order

Vice-Chair David Bornstein called the meeting to order at 6:04 p.m.

Vice-Chair Bornstein explained that there was no quorum of the Board present for the meeting, therefore, all action items would be tabled to the June 6, 2023 Planning & Zoning Board regular meeting.

## (2) Consent Agenda

### Approval of Minutes:

Due to no quorum of the Board being present, the approval of the April 4, 2023 meeting minutes was tabled until the next Planning & Zoning Board regular meeting scheduled for June 6, 2023.

## (3) Public Comments (for items not on Agenda)

No one from the public wished to speak. The public hearing was closed.

## (4) Public Hearings

- SPR #23-04: Request of Phil Kean Design Group for approval to construct a 518 square foot addition to the existing single-family home located at 131 Trismen Terrance on Lake Osceola, zoned R-1AAA.

**THIS ITEM WAS TABLED TO THE JUNE 6, 2023 PLANNING & ZONING BOARD REGULAR MEETING DUE TO NO QUORUM OF THE BOARD PRESENT.**

- Request of the City of Winter Park for an Ordinance to establish a Commercial Future Land Use on the annexed parcels at 1896; 1934; 1964; 1968; 1970 AND 1990 Kentucky Avenue, and An Ordinance to establish Commercial (C-3) Zoning on the annexed parcels at 1896; 1934; 1964; 1968; 1970 AND 1990 Kentucky Avenue.

**THIS ITEM WAS TABLED TO THE JUNE 6, 2023 PLANNING & ZONING BOARD REGULAR MEETING DUE TO NO QUORUM OF THE BOARD PRESENT.**

- CPA 23-01; RZ 23-01: Request of Ranel J Castro for Ordinances to amend the Comprehensive Plan Future Land Use Map and Official Zoning Map to change the designations of Office/(O-1) to Commercial/(C-3A) on the property at 1455 West Fairbanks Avenue to operate a bakery within the existing building located on the property.

**THIS ITEM WAS TABLED TO THE JUNE 6, 2023 PLANNING & ZONING BOARD REGULAR MEETING DUE TO NO QUORUM OF THE BOARD PRESENT.**

### **(5) Action Items**

No action items.

### **(6) Non-Action Items**

Mrs. McGillis informed the Board that the RFQ-23 General Planning Services had been finalized and GAI Consultants, Inc., Inspire Placemaking Collective, Inc., and Redevelopment Management Associates, LLC. were selected for Commission approval for the general planning services contract at their next meeting scheduled for May 10, 2023.

### **(7) Staff Updates**

Mrs. McGillis informed the Board that the next Board orientation would occur on May 22, 2023 at 6:30p.m. in the Commission Chamber of City Hall. She encouraged all of the Board members to attend.

### **(8) Board Comments**

No Board comments.

### **(9) Upcoming Agenda Items**

There was no discussion on upcoming agenda items.

### **(10) Adjournment**

Meeting adjourned at 6:11 p.m.

/s/ Recording Secretary Mary Bush



|                                                                                                            |                                                    |
|------------------------------------------------------------------------------------------------------------|----------------------------------------------------|
| <b>item type</b> Public Hearings<br>(Public participation and comment on these matters must be in-person.) | <b>meeting date</b> June 6, 2023                   |
| <b>prepared by</b> Nicholas Lewis                                                                          | <b>approved by</b> John Harbilas, Allison McGillis |
| <b>board approval</b> Completed                                                                            |                                                    |
| <b>strategic objective</b>                                                                                 |                                                    |

## subject

SPR #23-04. Request of Phil Kean Design Group.

## item list

Request of Phil Kean Design Group for approval to construct a 518 square foot addition to the existing single-family home located at 131 Trismen Terrance on Lake Osceola, zoned R-1AAA.

## motion / recommendation

Staff recommendation is for approval subject to the following conditions:

- 1) That the proposed garage door includes architectural design features such as glazing, hardware and raised panels integrated into the door or other finishes matching the primary structure; and
- 2) That a six foot tall privacy fence be installed from the rear corner of the structure to the side lot line and a six foot tall privacy gate be installed along the driveway so as to shield the boat trailer from the views of the lake and from the street as well as to prevent vehicles from parking on the lakefront portion of the lot.

## background

Phil Kean Design Group (on behalf of the property owners) is requesting approval to construct a 518 square-foot addition as part of the overall renovations to the existing single-family home at 131 Trismen Terrace, located on Lake Osceola. The property is zoned R-1AAA and the unsubmerged portion of the property is 21,617 square feet in size. The proposed impervious lot coverage of 8,221 square feet is 38% of the total lot, which is under the maximum 50% as the code allows. The maximum Floor Area Ratio (FAR) for properties greater than 12,500 square feet in size is 35% or 5,000 square feet, whichever is greater. The applicant is proposing a 3,093 square-foot home which equates to a FAR of 14%, which is well under this requirement.

The proposed additions are over 500 square feet, which triggers the Planning & Zoning Board's lakefront review. However, the proposed 480 square foot lanai and the existing 24 square foot entry porch are excluded from FAR; so although the new total square footage under roof is 3,697 square feet, the square footage included in FAR is only 3,093 square feet. Therefore, the proposal is a net increase in square footage but a net decrease in FAR.

The proposed garage requires a two-foot encroachment into the side setback and a four-foot encroachment in the front setback to meet the minimum separation requirements between the garage and the main wall of the structure. However, the proposed front garage furthers the lakefront criteria by discouraging parking in the rear for lakefront lots. Further, the proposed garage door as provided on the elevations lacks any architectural elements. Per code, a single car door up to 18-feet wide is permissible for homes undergoing renovations if architectural design elements such as glazing, hardware and raised panels integrated into the door or other finishes matching the primary structure are present. Staff is proposing a condition of approval that this requirement be met.

### **Lakefront Review Criteria:**

#### **Tree Preservation**

The purpose and intent of the lakefront lots section of the code states that existing trees shall be preserved to the degree reasonably possible. There are no trees being removed as part of this request and thus, the applicant meets this requirement.

#### **View from the Lake**

The code direction is to minimize the height and extent of stem walls or retaining walls facing the lake. Generally, the policy does not permit walls/swimming pool decks facing the lake in excess of three-feet in height. This plan complies with that provision as there are no such proposed components.

The code also directs that to the extent practical, vehicles shall not be visible from the water and that the parking of vehicles in any area between the rear of the principal building and the water shall be prohibited. Ordinarily, lakefront review involves new construction, which is not the case here. In this instance, the majority of the structure and the entire driveway are existing and the homeowner is currently utilizing the carport to store their vehicles and the existing brick patio to store their boat trailer. The proposal eliminates the carport in the rear of the property and the new garage encourages that vehicles be parked in front of the structure as opposed to the rear of the lot.

Staff is proposing a condition of approval which screens the boat trailer from view from both the water and the street and which prohibits parking vehicles in the rear of the lot as required by code. The conditions calls for a six-foot vinyl fence from the rear corner of the structure to the side lot line and a six-foot gate along the driveway to shield the boat trailer from view. The proposed location along the side of the house is also substantially screened by existing landscaping from the view of the neighboring home.

### **View of the Neighbors**

The code direction is to minimize the degradation of traditional views across properties by new houses, additions, second-story additions, etc., alongside property lines toward the lake that may block traditional views of the neighbors.

The proposed renovations do not encroach further towards the lakefront than already exists today. The existing and proposed lakefront is just over 99-feet from the lake, whereas the average is 85-feet. The structure is in line with the neighboring property towards the East. The structure is also located behind the neighboring property towards the West. Therefore, the proposal does not infringe on any views of the neighboring properties.

### **Stormwater Retention**

The code requires the retention of stormwater. The amount of impervious surface of the lot determines the needed depth/size of the retention. In this case, the applicants are proposing three swale retention areas throughout the property, which meet the required stormwater storage.

### **Summary**

Overall, the plans, in conjunction with the conditions of approval, meet the intent of the lakefront review criteria. The proposal also meets all single-family code requirements, except the setback encroachments for the garage. However, replacing the existing carport in the rear with a parking garage in the front is in furtherance of the lakefront requirement that vehicles not be located between structures and the water.

### **[alternatives / other considerations](#)**

### **[fiscal impact](#)**

ATTACHMENTS:

[131 Trismen Terrace - Area Map.pdf](#)

ATTACHMENTS:

[131 Trismen Terrace - Aerial Map.pdf](#)

ATTACHMENTS:

[Aerial View.jpg](#)

ATTACHMENTS:

[Lakefront Yard View.jpg](#)

ATTACHMENTS:

[131 Trismen Terrace - Lakefront Table.pdf](#)

ATTACHMENTS:

[131 Trismen Terrace - Survey.pdf](#)

ATTACHMENTS:

[131 Trismen Terrace - Siteplan Aerial.pdf](#)

ATTACHMENTS:

[131 Trismen Terrace - Stormwater Plan.pdf](#)

ATTACHMENTS:

[131 Trismen Terrace - Plan Set.pdf](#)

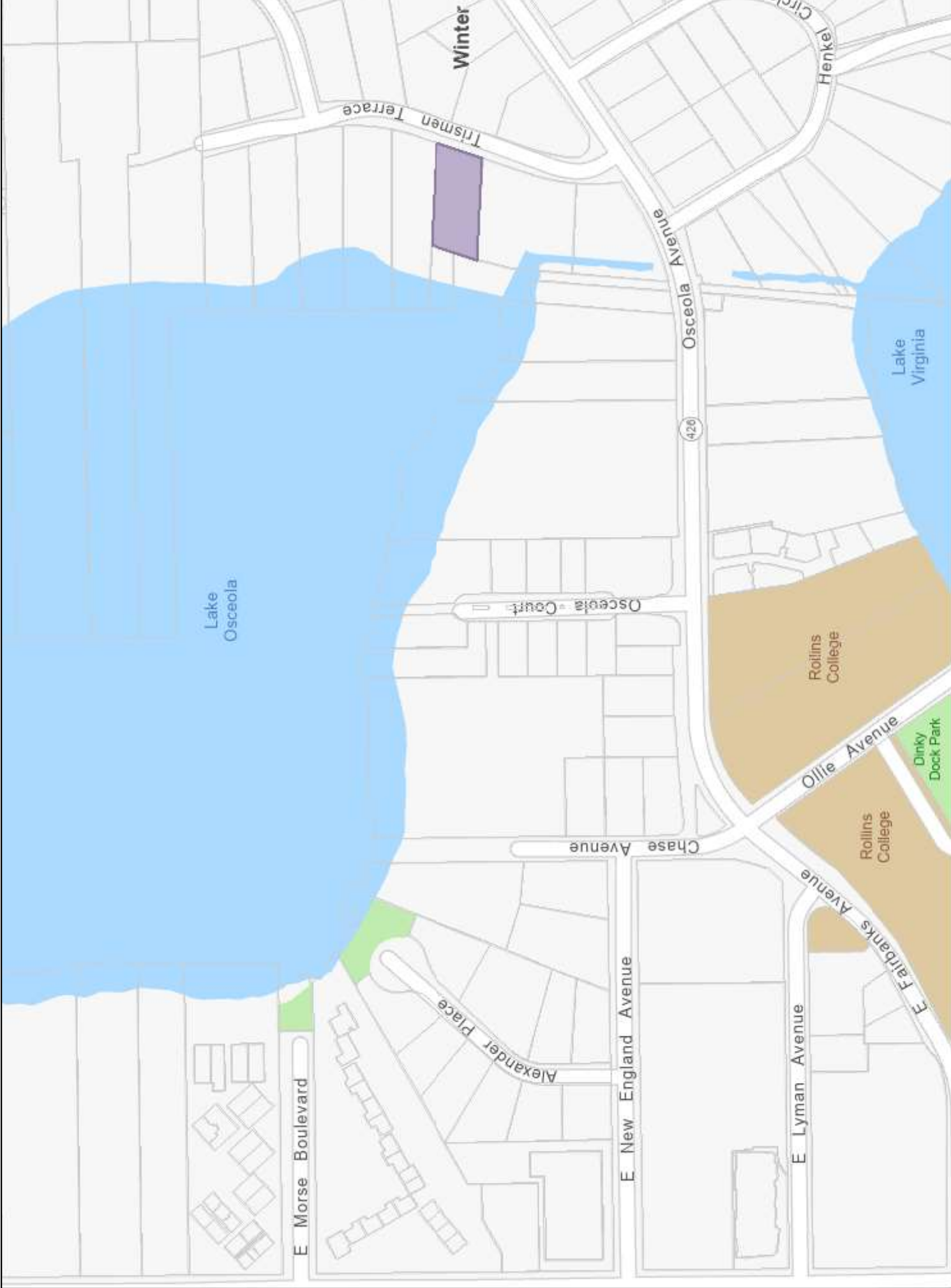
ATTACHMENTS:

[131 Trismen Terrace - Staff Condition Fence Location.pdf](#)

ATTACHMENTS:

[Garage Door Example.jpg](#)

131 Trismen Terrace - Area Map



# 131 Trismen Terrace - Aerial Map







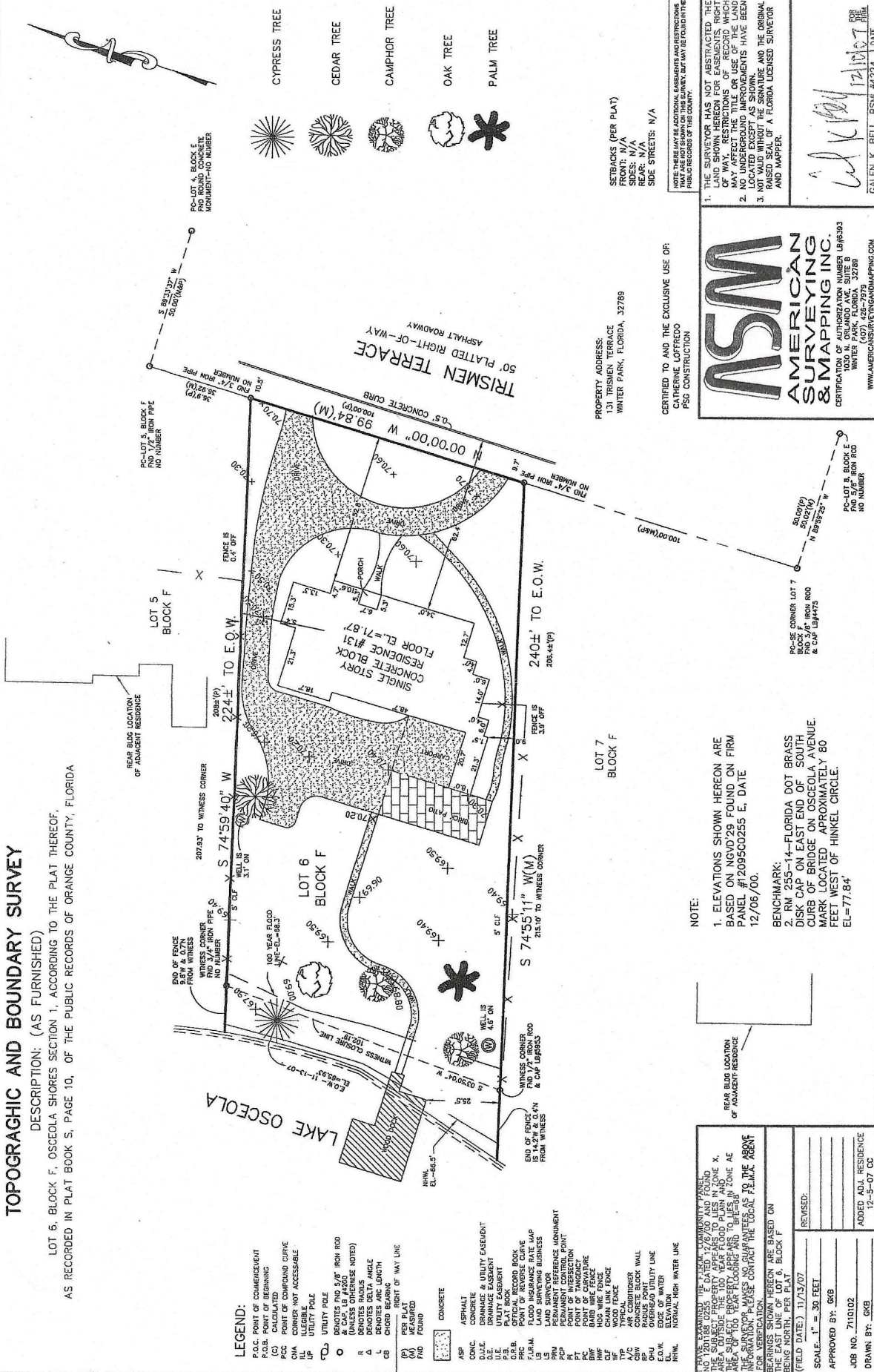
Lakefront Site Plan Review: **131 Trismen Terrace**

|                                | <b>R-1AAA<br/>Requirements</b> | <b>Proposed</b>           |
|--------------------------------|--------------------------------|---------------------------|
| <b>Zoning</b>                  | N/A                            | R-1AAA                    |
| <b>Future Land Use</b>         | N/A                            | SFR                       |
| <b>Lot Width</b>               | 150 ft.                        | 100 ft.                   |
| <b>Lot Depth</b>               | N/A                            | 198 ft. (avg.)            |
| <b>Lot Area</b>                | 25,000 sf                      | 21,617 sf                 |
| <b>Floor Area Ratio</b>        | 35% (7,566 sf)                 | 14% (3,093 sf)            |
| <b>Impervious Lot Coverage</b> | 50% (10,809 sf)                | 38% (8,221 sf)            |
| <b>Front Setback</b>           | 52.5 ft.                       | <b>48.5 ft.</b>           |
| <b>Side Setbacks</b>           | 12 ft.                         | <b>10 ft. (West side)</b> |
| <b>Lakefront Setbacks</b>      | 85 ft. (avg.)                  | 99 ft., 2 in.             |
| <b>Pool Lakefront Setback</b>  | 50 ft.                         | N/A                       |

DESCRIPTION: (AS FURNISHED)

LOT 6, BLOCK F, OSCEOLA SHORES SECTION 1, ACCORDING TO THE PLAT THEREOF,

AS RECORDED IN PLAT BOOK 5, PAGE 10, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA



NOTE:

1. ELEVATIONS SHOWN HEREON ARE  
BASED ON NGVD'29 FOUND ON FIRM  
PANEL #12095C0255 E, DATE  
12/06/00.

BENCHMARK:  
2. RM 255-14-FLORIDA DOT BRASS  
DISK CAP ON EAST END OF SOUTH  
CURB OF BRIDGE ON OSCEOLA AVENUE.  
MARK LOCATED APPROXIMATELY 80  
FEET WEST OF HINKEL CIRCLE.  
E1 = 77.84'

CERTIFIED TO AND THE EXCLUSIVE USE OF:  
CATHERINE LOFFREDO  
PSG CONSTRUCTION

PROPERTY ADDRESS:  
131 TRISMEN TERRACE  
WINTER PARK, FLORIDA 32789

SETBACKS (PER PLAT)  
FRONT: N/A  
SIDES: N/A  
REAR: N/A  
SIDE STREETS: N/A

NOTE: THERE MAY BE ADDITIONAL EASEMENTS AND RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY, BUT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

1. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND
2. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
3. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**ASAM**  
AMERICAN  
SURVEYING  
& MAPPING INC.  
CERTIFICATION OF AUTHORIZATION NUMBER LAJ6393  
1030 N. ORLANDO AVE. SUITE B  
WINTER PARK, FLORIDA 32789  
[WWW.ASMANALYSTICSSURVEYING.COM](http://WWW.ASMANALYSTICSSURVEYING.COM)

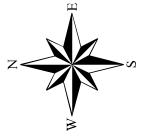
| NAME     | PCN  | DATE     |
|----------|------|----------|
| GALLEN K | BE11 | 05/22/04 |

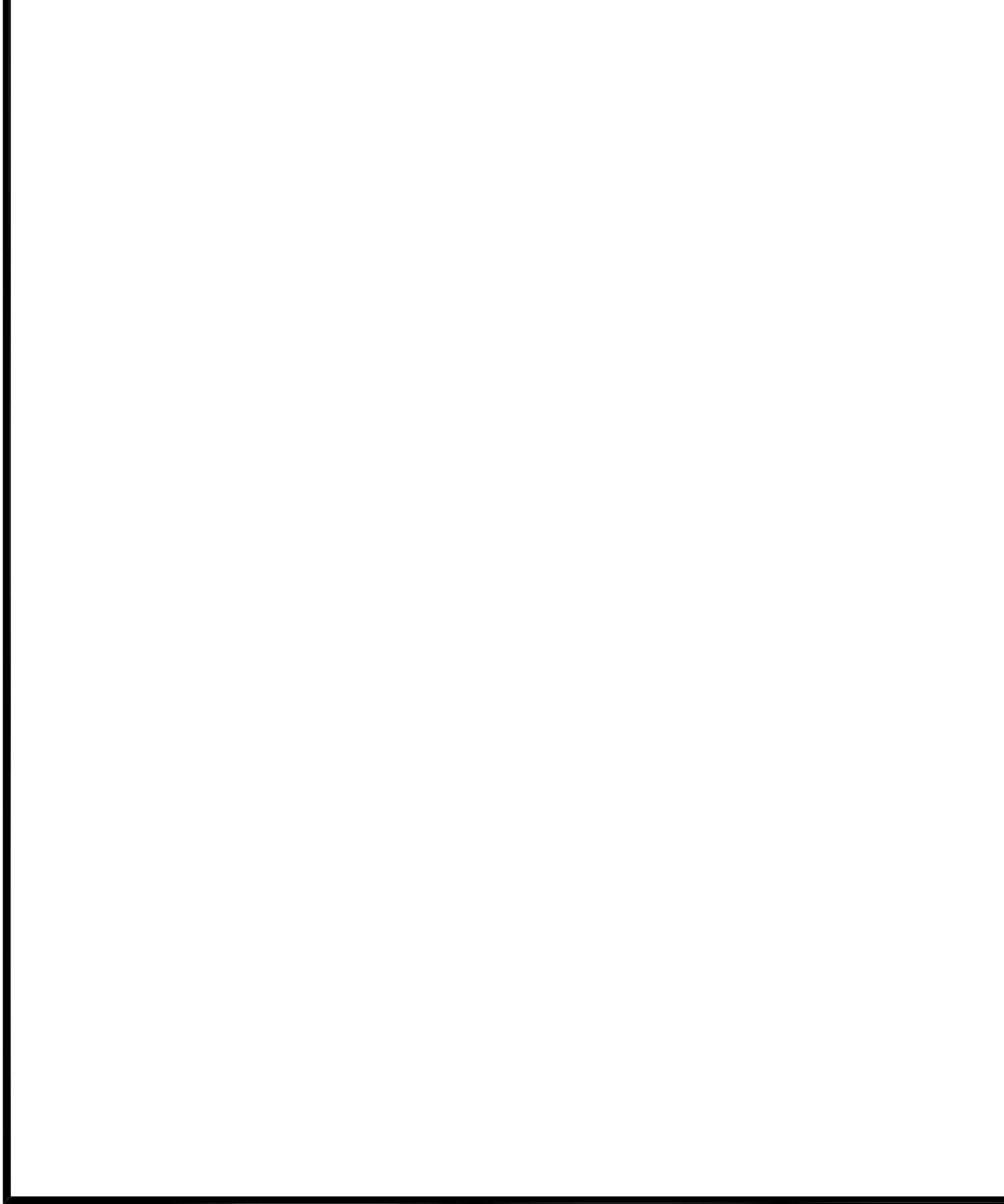


## LAKEFRONT SITE PLAN REVIEW

### 131 Trismen Terrace

City of Winter Park  
Florida









28'-8"

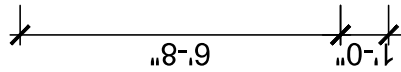


8'-0"



20'-8"

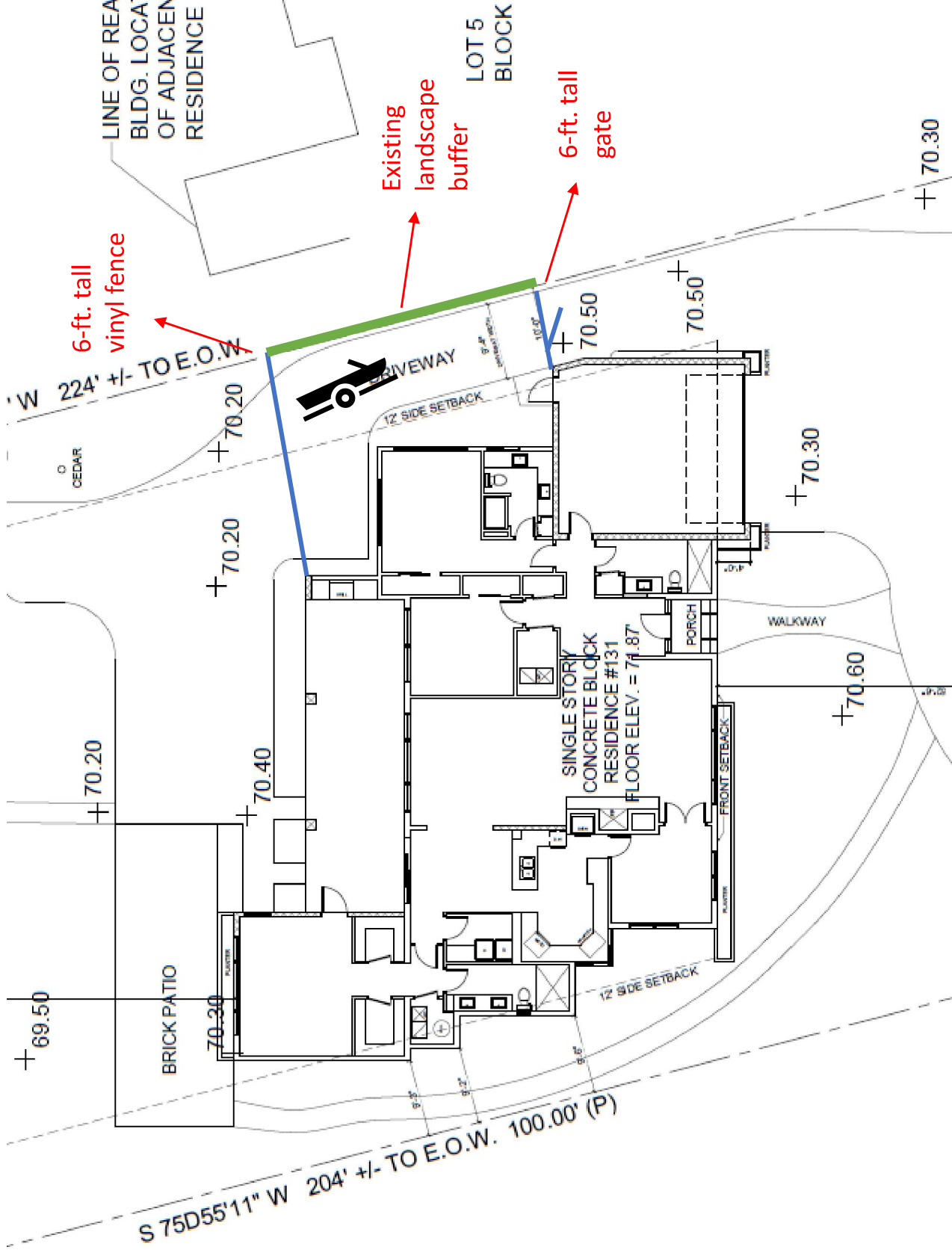
















|                                                                                                            |                                                    |
|------------------------------------------------------------------------------------------------------------|----------------------------------------------------|
| <b>item type</b> Public Hearings<br>(Public participation and comment on these matters must be in-person.) | <b>meeting date</b> June 6, 2023                   |
| <b>prepared by</b> Nicholas Lewis                                                                          | <b>approved by</b> John Harbilas, Allison McGillis |
| <b>board approval</b> Completed                                                                            |                                                    |
| <b>strategic objective</b>                                                                                 |                                                    |

## subject

SPR #23-05. Request of Darryl Hill.

## item list

Request of Darryl Hill for approval to construct a new, two-story, 4,567 square-foot, single-family home located at 201 Osceola Court, on Lake Osceola, zoned R-1AAA.

## motion / recommendation

Staff recommendation is for approval subject to the following conditions:

- 1) That the existing oak tree shall remain per the assessment of the City's Urban Forestry Department; and
- 2) That the proposed pervious areas within the front yard remain pervious and are not replaced by pavers, artificial turf, or other impervious surfaces.

## background

Darryl Hill, on behalf of the homeowner Teresa Williams, is requesting approval to construct a new, two-story, 4,567 square-foot, single-family home at 201 Osceola Court, on Lake Osceola. The property is zoned R-1AAA and the unsubmerged portion of the property is 12,334 square feet in size. The proposed impervious lot coverage of 4,566 square feet is 37% of the total lot, which is under the maximum 50% as the code allows. The maximum Floor Area Ratio (FAR) for properties less than 12,500 square feet in size is 40% of the lot area. The applicant is proposing a 4,567 square-foot home which equates to a FAR of 37%, under this requirement.

Due to the lot's unique location and the existence of a 20-foot utility easement that cuts across the lakefront portion of the lot, the lot's buildable area is quite restrictive. In addition, there is a 20-foot wide strip of property owned by the City utilized for utility purposes between the subject property and the neighboring property to the East.

Therefore, the applicant's proposal includes a side setback of 6-feet in lieu of the required 10-foot setback on the eastern side to help ease the restrictive nature of the lot.

On lakefront lots, staff generally encourages detached garage structures to be in front of the primary structures. The applicant's proposal is in accordance with this practice, but this creates a challenge to meet the 50% front yard landscape coverage required by code. The proposal meets this requirement, proposing 53% of the front yard area as landscape. But to ensure that this requirement remains satisfied, staff is proposing a condition that the pervious areas within the front yard remain pervious and are not replaced by pavers, artificial turf, or other impervious surfaces.

### **Lakefront Review Criteria:**

#### **Tree Preservation**

The purpose and intent of the lakefront lots section of the code states that existing trees shall be preserved to the degree reasonably possible. There is one oak tree on the West side of the lot, which was assessed by the City's Urban Forestry Department who deemed the tree to be healthy and that it should be preserved. The applicant originally wished to removed the tree, but agreed to keep it per Urban Forestry's assessment. Staff is also proposing a condition of approval that the tree remain per Urban Forestry's assessment.

#### **Views from the Lake**

The code direction is to minimize the height and extent of stem walls or retaining walls facing the lake. Generally, the policy does not permit walls/swimming pool decks facing the lake in excess of three (3) feet in height. This plan complies with that provision. Although there is about a 9-foot grade difference between the front of lot and the ordinary high-water line, the applicant's proposal adequately steps the structure and pool deck down to ensure that no wall or deck component is greater than 3-feet in height.

#### **Views of the Neighbors**

The code direction is to minimize the degradation of traditional views across properties by new houses, additions, second-story additions, etc., alongside property lines toward the lake that may block traditional views of the neighbors.

The proposal is requesting a lakefront setback of 71-feet and 8-inches, whereas the lakefront setback average is 92-feet. However, because of the curvature of the lake, the waterline cuts into the lot creating less lakefront area on the subject property compared to the neighbor the West. Despite being ahead of the average, the actual result is that the home is proposed roughly in line with the neighboring property to the West. This

measurement is also taken from the cabana, which is the furthers intrusion towards the lake. The main wall of the structure is proposed roughly 10-feet behind the cabana.

Although the proposal is in front of the neighboring property to the East, the closest portion of the proposed home will sit roughly 65-feet away from this neighbor. This distance allows an ample viewshed of the lake by the neighboring property. Further, the previously demolished home had, roughly, an 80-foot lakefront setback so the proposal provides a marginal encroachment that staff does not believe infringes on the property to the East's traditional views of the lake.

## **Stormwater Retention**

The code requires the retention of stormwater. The amount of impervious surface on the lot determines the needed depth/size of the retention. In this case, the applicants are proposing four swale retention areas throughout the property, which meet the required stormwater storage.

## **Summary**

Overall, the plans, in conjunction with the conditions of approval, meet the intent of the lakefront review criteria. The proposal also meets all single-family code requirements, except the eastern side and lakefront setbacks. But the shape of the shore line pits the proposed home in line with the neighbor to the West and the City-owned property between the proposed home and the neighbor to the East limits any impact on the neighbor's viewshed.

## **alternatives / other considerations**

### **fiscal impact**

ATTACHMENTS:

[201 Osceola Ct - Area Map.pdf](#)

ATTACHMENTS:

[201 Osceola Ct - Aerial Map.pdf](#)

ATTACHMENTS:

[201 Osceola Ct - Site Plan Aerial.pdf](#)

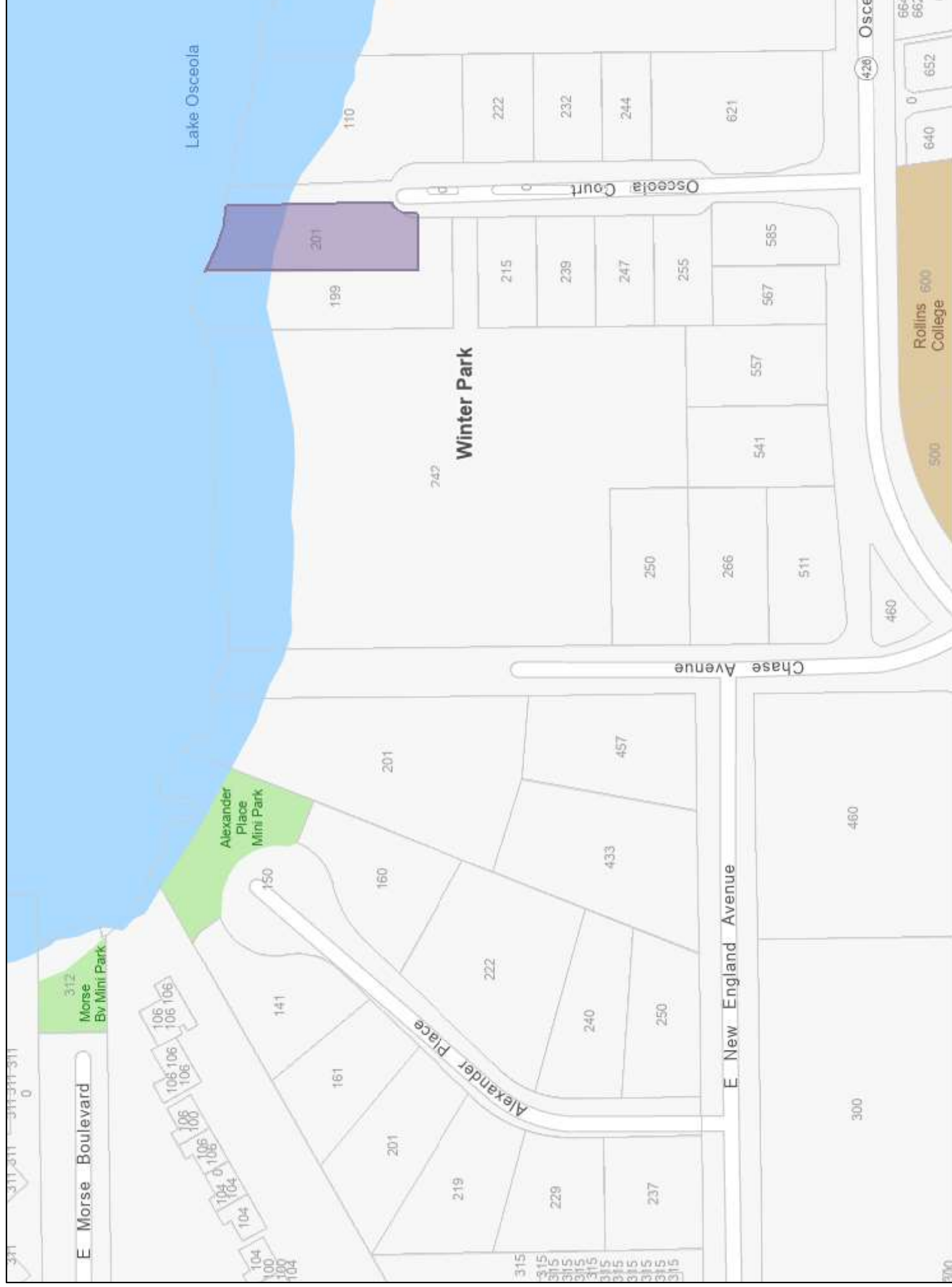
ATTACHMENTS:

[201 Osceola Ct - Plan Set.pdf](#)

ATTACHMENTS:

[201 Osceola Ct - 3D Elevations.pdf](#)

# 201 Osceola Court - Area Map



# 201 Osceola Court - Aerial Map

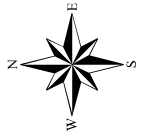




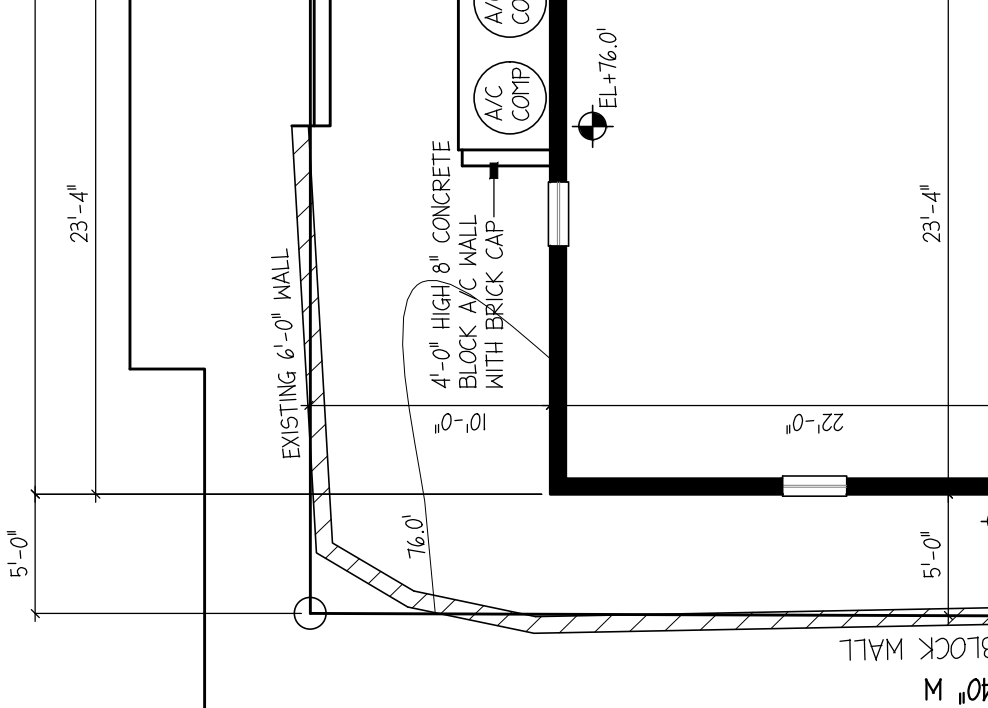
# LAKEFRONT SITE PLAN REVIEW

## 201 Osceola Court

City of Winter Park  
Florida



EXISTING GARAGE APARTMENT



GENERAL NOTES:

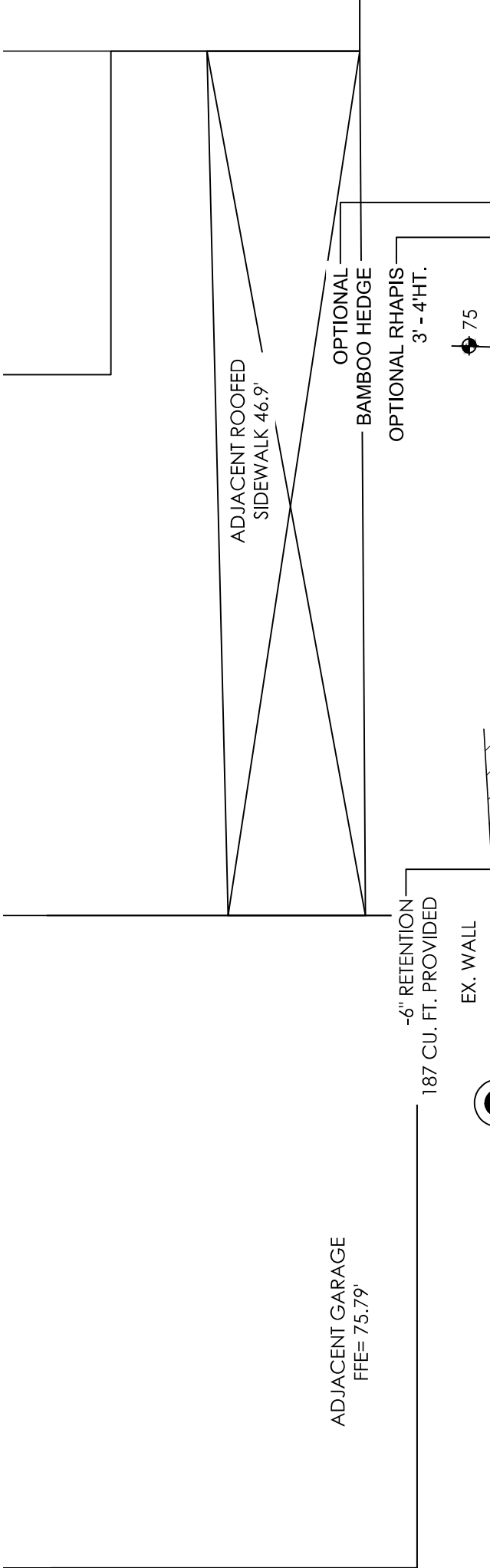
1. IT IS THE INTENT OF THE ARCHITECT THAT THIS WORK BE IN CONFORMANCE WITH ALL REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY. ALL CONTRACTORS SHALL DO THEIR WORK IN CONFORMANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND CONDITIONS AT THE JOBSITE PRIOR TO COMMENCING WORK. CONTRACTOR SHALL REPORT ALL DISCREPANCIES IN THE DRAWING AND EXISTING CONDITIONS TO THE ARCHITECT PRIOR TO COMMENCING WORK.
3. CONTRACTOR SHALL SUPPLY, LOCATE AND BUILD IN THE WORK ALL INSERTS, ANCHORS, ANGLES, PLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS, AND PITCHES AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK.
4. THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT EXPRESSED WRITTEN CONSENT OF THE ARCHITECT.
5. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
6. SUBSURFACE SOIL CONDITION INFORMATION IS NOT AVAILABLE. FOUNDATIONS ARE DESIGNED FOR A 2500 PSF SOIL BEARING CAPACITY. CONTRACTOR SHALL REPORT ANY DIFFERING CONDITIONS TO THE ARCHITECT PRIOR TO COMMENCING WORK.

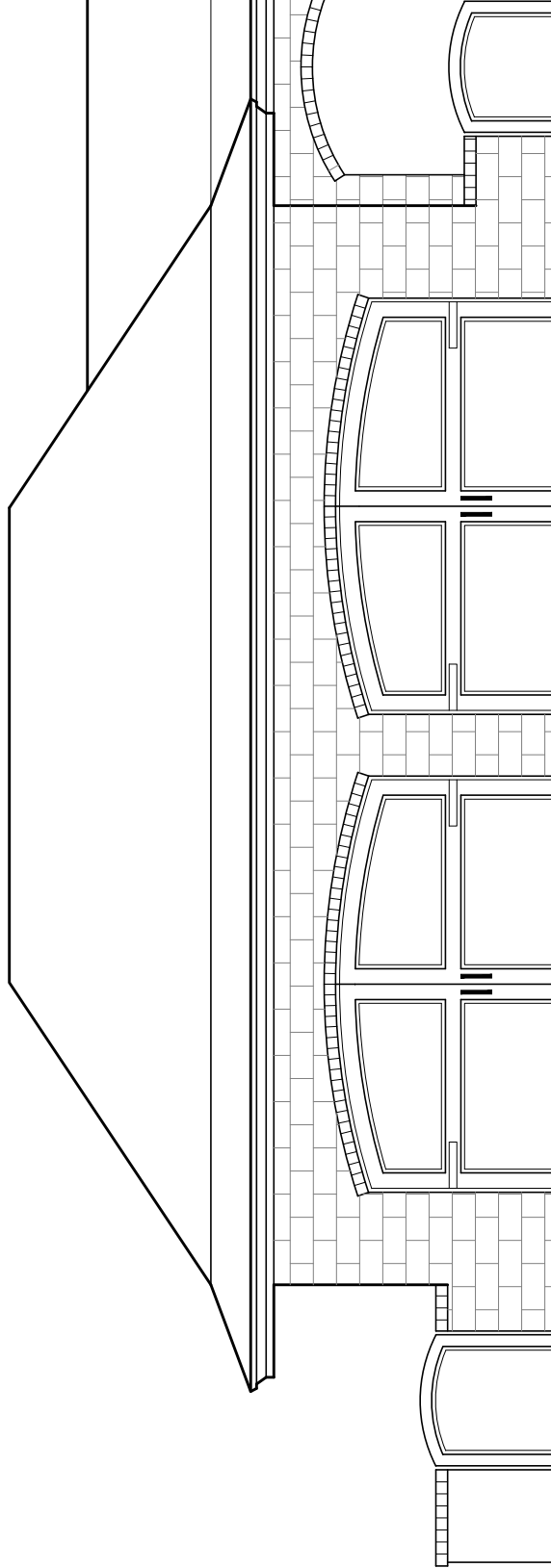
LOT IMPERVIOUS / PERVIOUS RATIO  
IMPERVIOUS CALCS

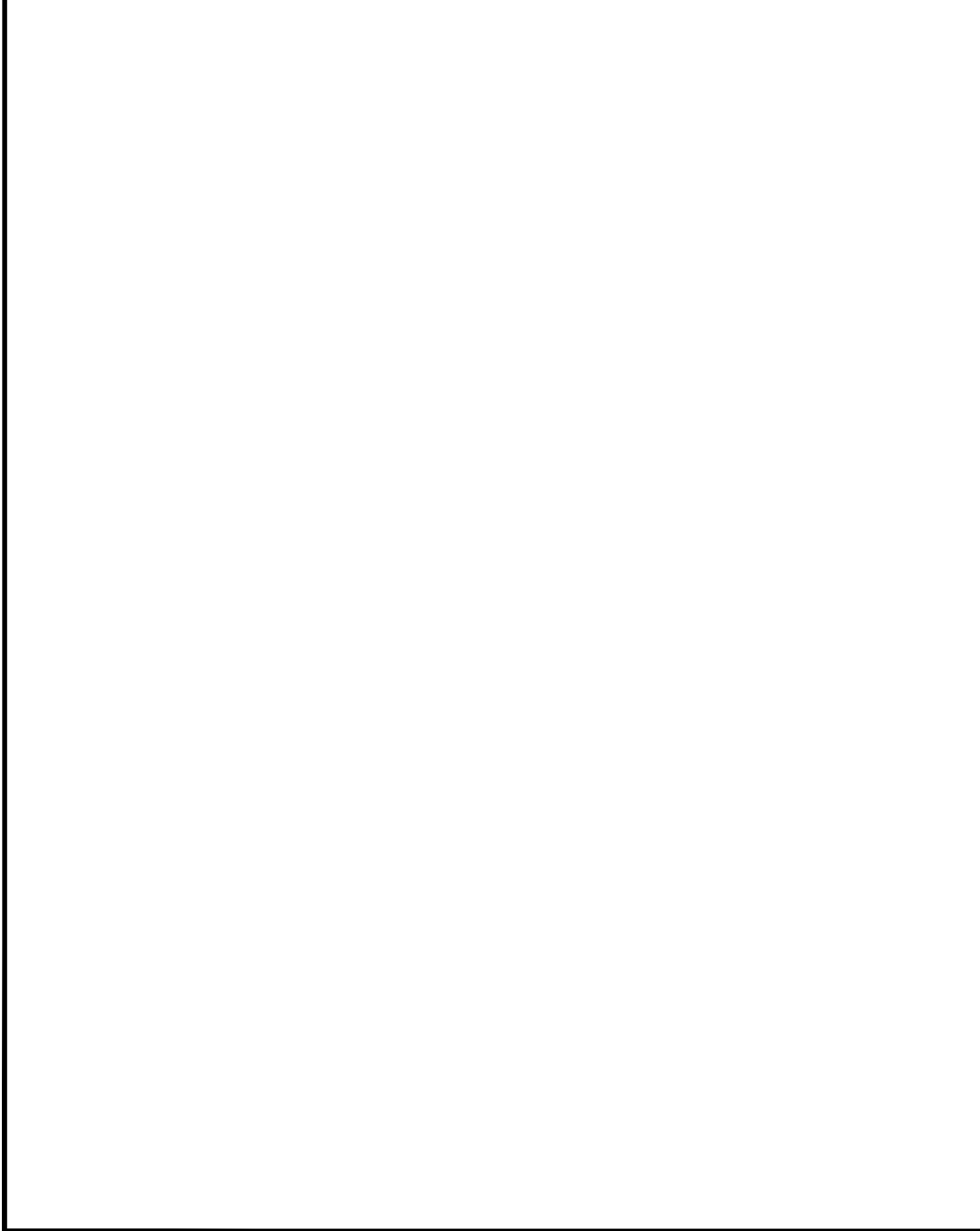
|                          |                 |
|--------------------------|-----------------|
| LOT SIZE                 | 12,334 SF (+/-) |
| EXISTING IMPERVIOUS AREA | N/A SF (+/-)    |
| ALLOWED= 12,334 SF x 50% | 6,167 SF        |
| PROPOSED IMPERVIOUS AREA | 4,566 SF (37%)  |

FRONT YARD LANDSCAPE COVER

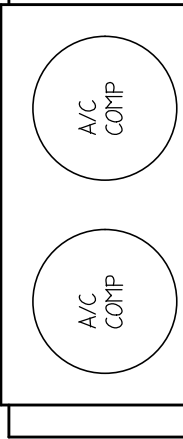
|                      |  |
|----------------------|--|
| EX. FRONT AREA       |  |
| REQUIRED 1,274 x 50% |  |
| PROPOSED LANDSCAPE   |  |

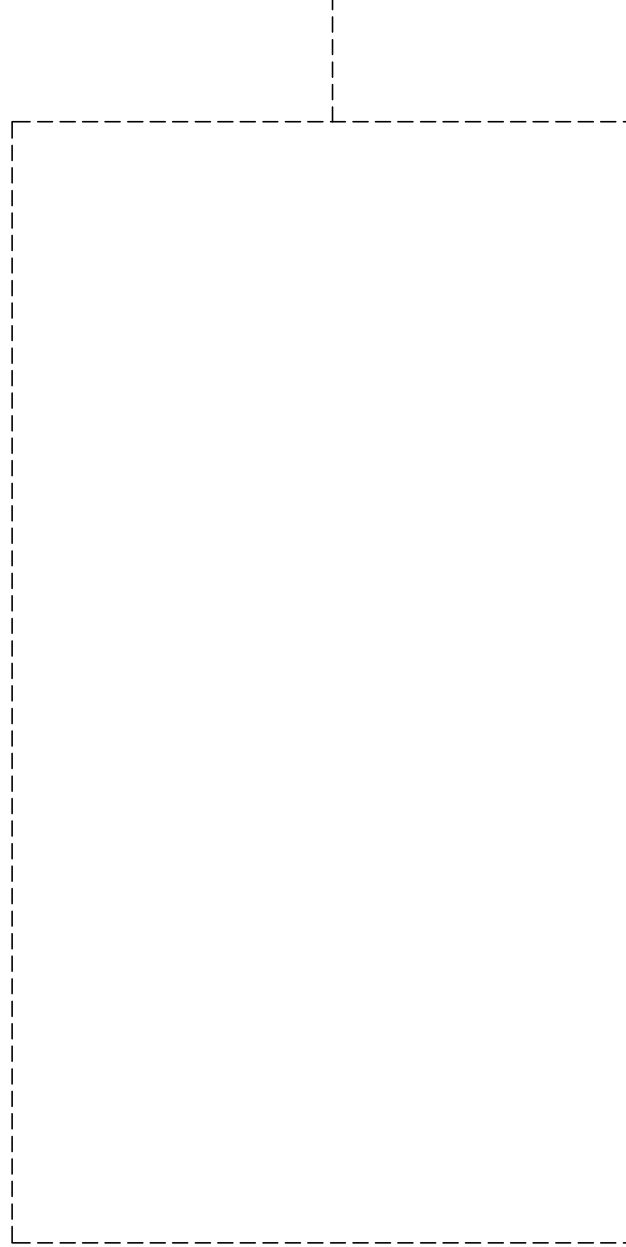


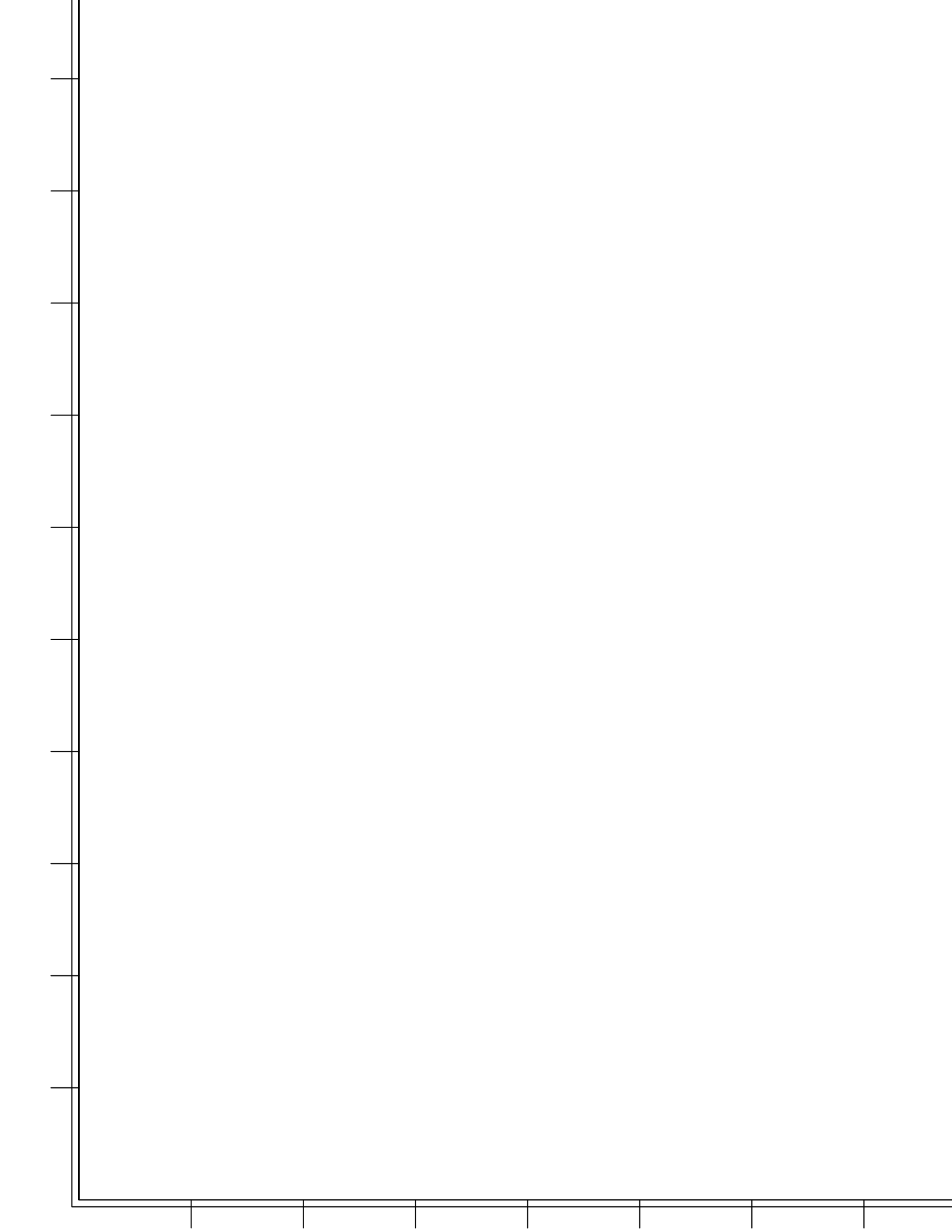


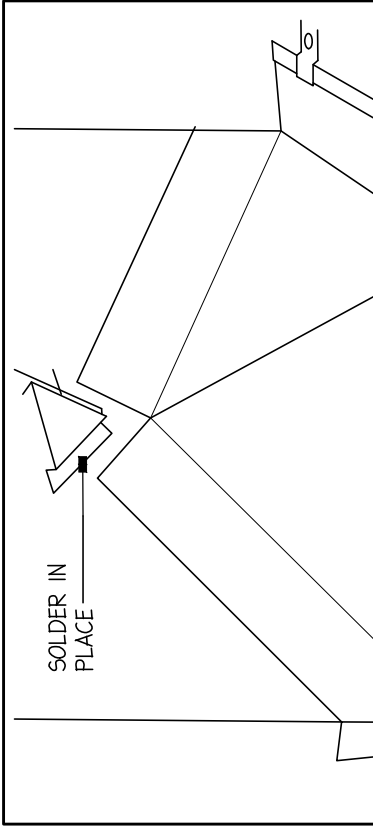
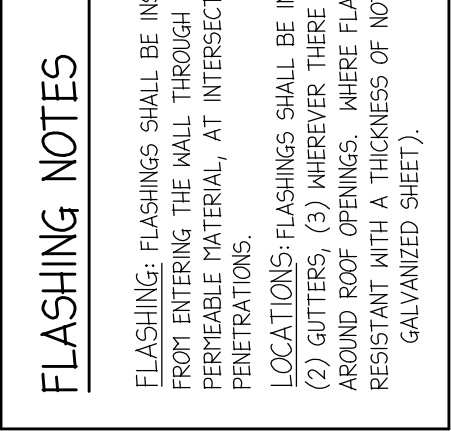
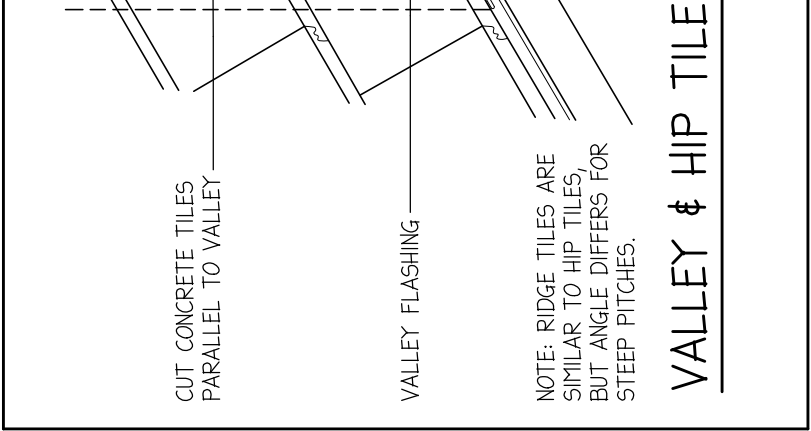
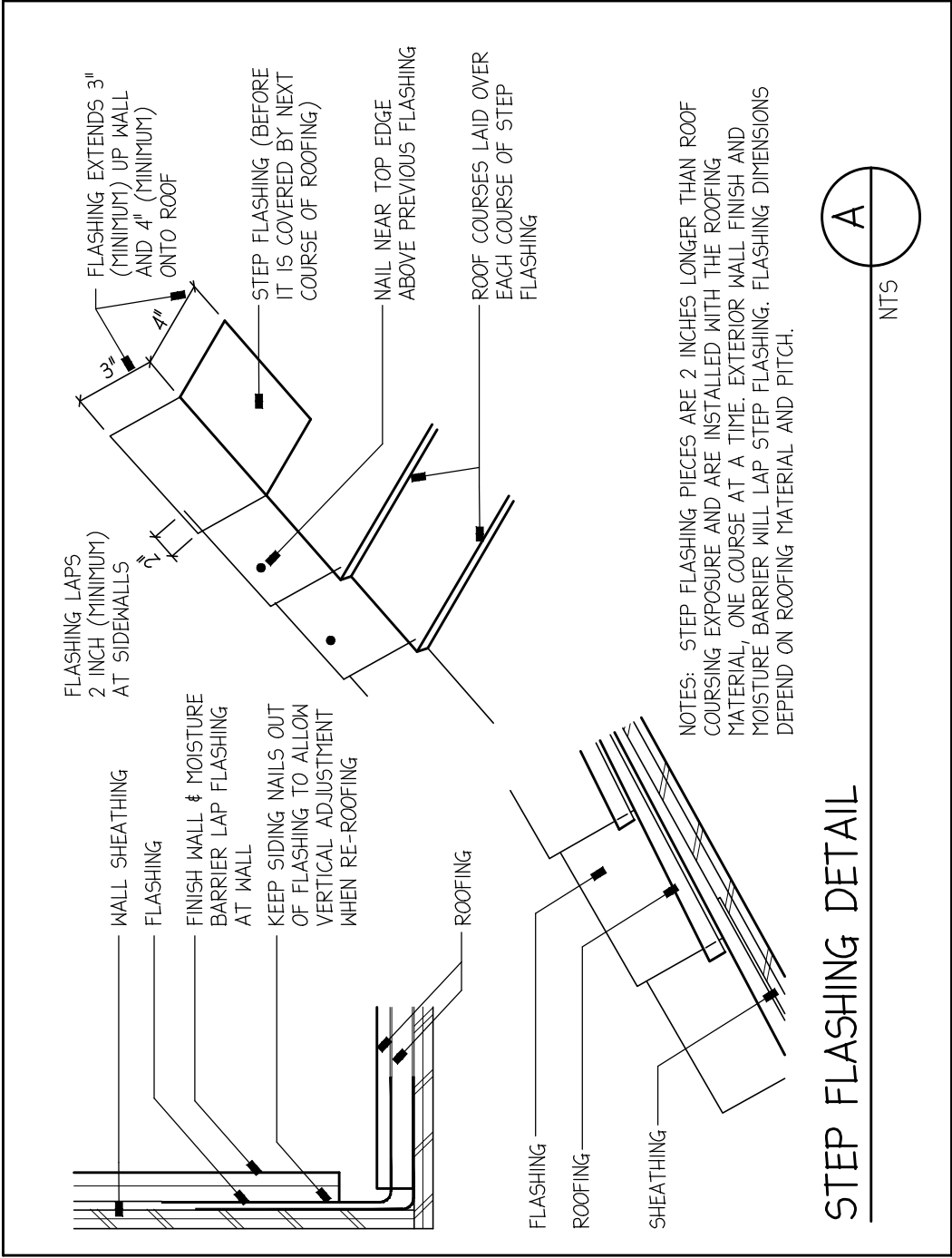


**TWO CAR GARAGE**  
**22'-0" X 20'-8"**

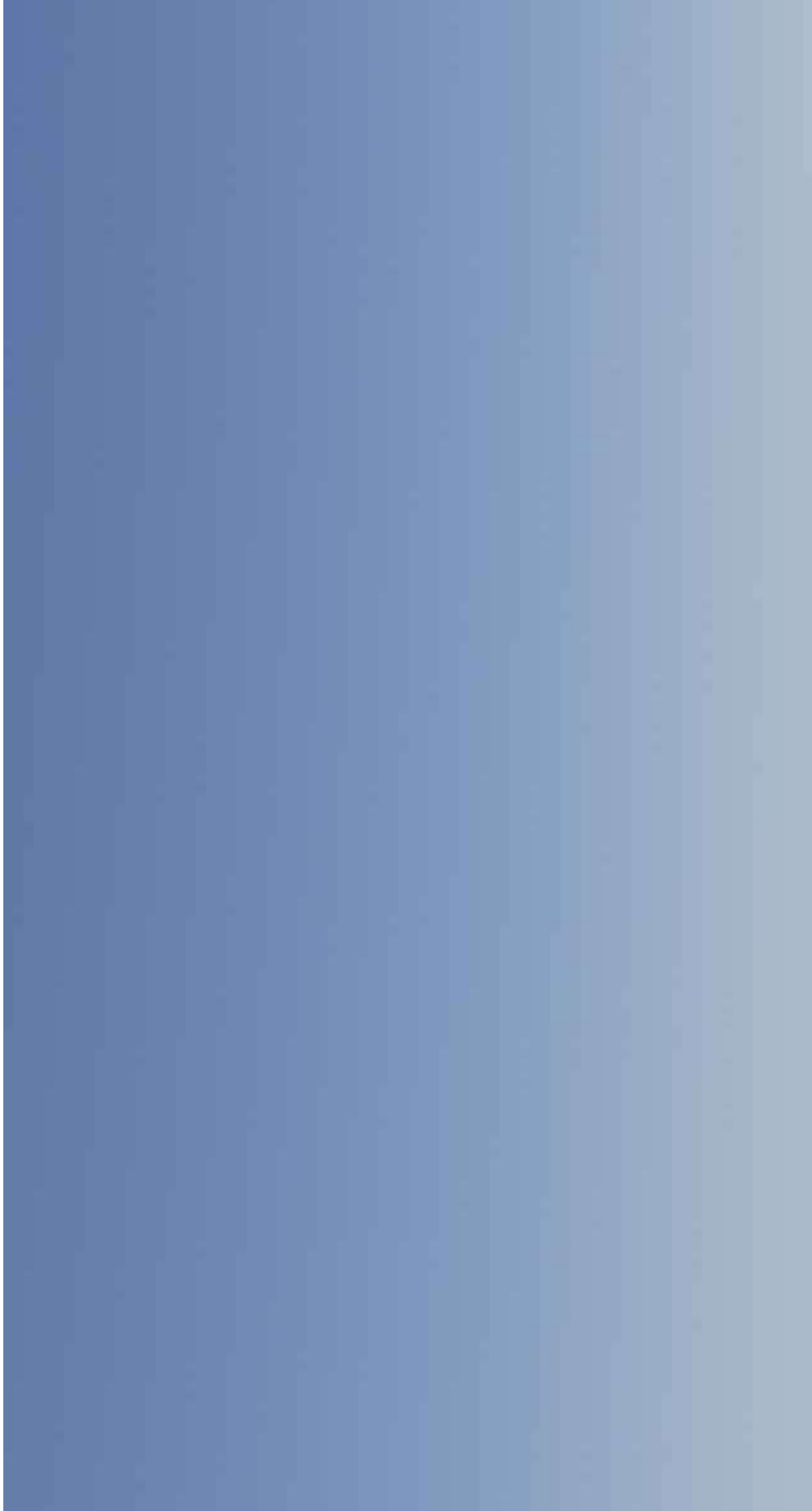








NOTE:  
TOP OF GARAGE ROOF RIDGE  
NOT TO EXCEED 1/4" ABOVE

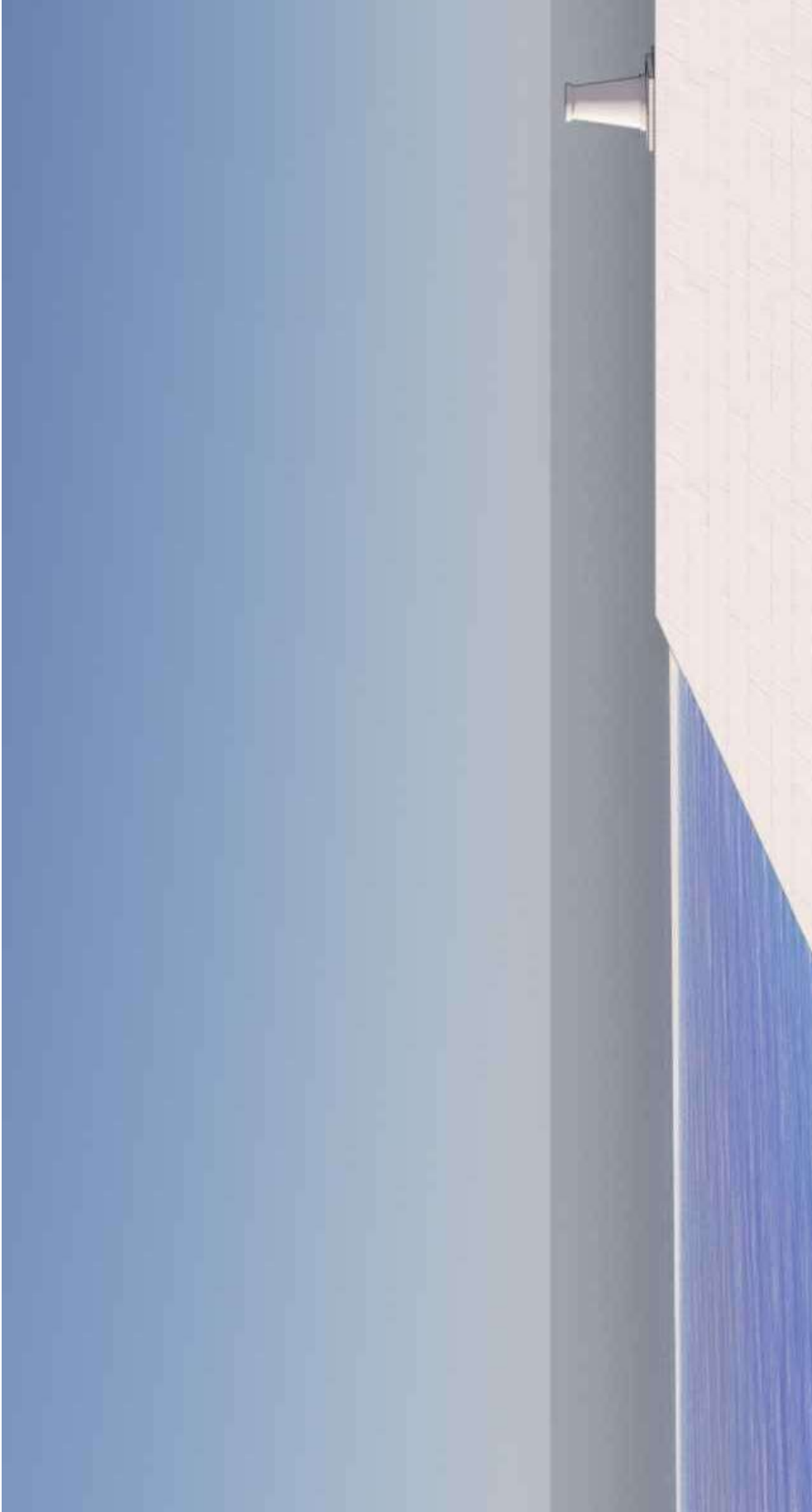














## Planning & Zoning Board

# agenda item

|                                                                                                            |                                                     |
|------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|
| <b>item type</b> Public Hearings<br>(Public participation and comment on these matters must be in-person.) | <b>meeting date</b> June 6, 2023                    |
| <b>prepared by</b> Allison McGillis                                                                        | <b>approved by</b> Allison McGillis, Jeffrey Briggs |
| <b>board approval</b> Completed                                                                            |                                                     |
| <b>strategic objective</b>                                                                                 |                                                     |

### subject

Request of the City of Winter Park for:

### item list

- An Ordinance to establish a Commercial Future Land Use on the annexed parcels at 1896; 1934; 1964; 1968; 1970 AND 1990 Kentucky Avenue, and
- An Ordinance to establish Commercial (C-3) Zoning on the annexed parcels at 1896; 1934; 1964; 1968; 1970 AND 1990 Kentucky Avenue.

### motion / recommendation

Staff recommendation is for approval.

### background

The City of Winter Park, received a request to annex the four properties at 1934; 1964; 1968; and 1970 Kentucky Avenue, from unincorporated Orange County, into the City. When approved, the City needs to establish a Commercial Future Land Use designation in the Comprehensive Plan and Commercial (C-3) zoning on these properties. The properties currently have the same Commercial future land use and Commercial (C-3) zoning in Orange County.

Per the policies of the Comprehensive Plan, the City is interested in annexing all of the properties on the south side of Kentucky Avenue in this block From Formosa Avenue to Clay Street. They are all currently zoned Commercial (C-3). Chapter 171 of Florida Statutes regarding annexation allows cities, when annexing commercial property, to include other contiguous properties as long as more than 50% of the property and parcels have voluntarily requested annexation. As a result, the City has included the two adjacent properties at 1896 and 1990 Kentucky within the annexation.

There is little to no financial impact from annexation. The property taxes (millage rates) are virtually same (within 1% difference). However, the properties get much superior

response time for emergency services (police/fire).

There is a proposed development plan included in the agenda materials to show how the owners intend to develop this vacant site as well as their property across on the north side of Kentucky Avenue. That development plan is included just for informational purposes. The P&Z and City Commission are not approving the development plans. Just the annexation and new city future land use and zoning designations, again same as now in Orange County.

## **alternatives / other considerations**

### **fiscal impact**

ATTACHMENTS:

[Kentucky Annex Map.pdf](#)

ATTACHMENTS:

[Concept Site Plan.pdf](#)

ATTACHMENTS:

[Building Rendering.pdf](#)

ATTACHMENTS:

[Annex Ad.docx](#)

ATTACHMENTS:

[Ord. Comp. Plan\\_FLU 1990-1896 Kentucky Ave.doc](#)

ATTACHMENTS:

[Ord. Zoning \\_1990-1896 Kentucky Ave.doc](#)



**PROPOSED  
ANNEXATION**  
**Kentucky Avenue  
Properties**  
City of Winter Park  
Florida

**LEGEND**



Annexation Area



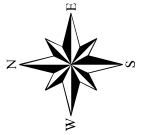
Orlando



Unincorporated



Winter Park





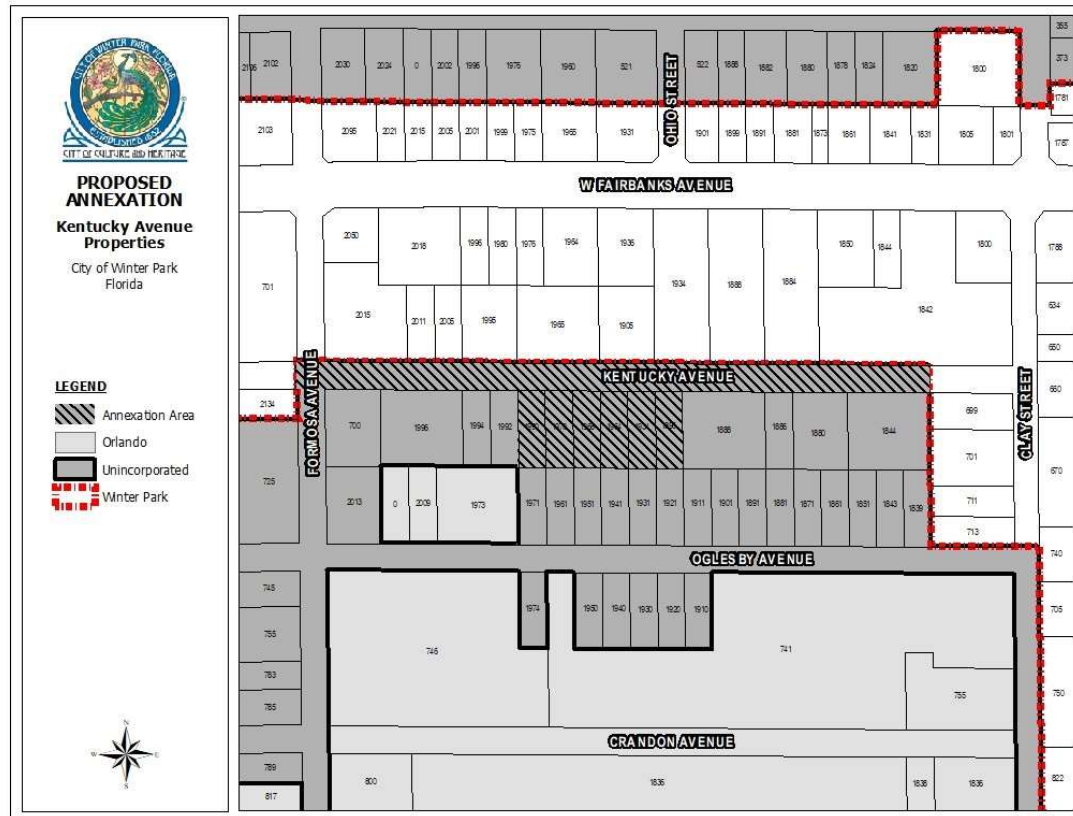


# NOTICE OF ANNEXATION

NOTICE is hereby given that public hearings will be held by the Winter Park City Commission on Wednesday, May 24, 2023 at 3:30 p.m. and on Wednesday, June 14, 2023 at 3:30 pm in the Commission Chambers of City Hall, 401 S. Park Avenue, Florida, or by virtual meeting to consider the following:

## ORDINANCE NO. 3270-23

**AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, PROVIDING FOR THE ANNEXATION OF APPROXIMATELY 2.07 ACRES OF REAL PROPERTY LOCATED AT 1896; 1934; 1964; 1968; 1970 and 1990 KENTUCKY AVENUE AND INCLUDING THE RIGHT-OF-WAY OF KENTUCKY AVENUE FROM FORMOSA AVENUE TO CLKAY STREET, AS MORE SPECIFICALLY DESCRIBED HEREIN, INTO THE MUNICIPAL BOUNDARIES OF THE CITY OF WINTER PARK; REDEFINING THE CITY BOUNDARIES TO GIVE THE CITY OF WINTER PARK JURISDICTION OVER SAID PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**



The complete legal description as well as a complete copy of this proposed Ordinance No. 3232-22 may be obtained and inspected at the office of the City Clerk at 401 S. Park Avenue, Winter Park, Florida during regular business hours. All interested parties are invited to attend and be heard. Additional information is available in the City Clerk's office so that citizens may acquaint themselves with each issue and receive answers to any questions they may have prior to the meeting.

NOTE: If a person decides to appeal any decision made by the Commission with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105) Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office (407-599-3277) at least 48 hours in advance of the meeting.

## ORDINANCE XXXX-23

**AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE I "COMPREHENSIVE PLAN" FUTURE LAND USE MAP SO AS TO ESTABLISH COMMERCIAL FUTURE LAND USE ON THE ANNEXED PROPERTY AT LOCATED AT 1896; 1934; 1964; 1968; 1970 AND 1990 KENTUCKY AVENUE AND TO INDICATE THE ANNEXATION ON THE OTHER MAPS WITHIN THE COMPREHENSIVE PLAN, MORE PARTICULARLY DESCRIBED HEREIN.**

**WHEREAS**, the City of Winter Park has officially annexed the property more particularly described below in compliance with Chapter 171, Florida Statutes, and

**WHEREAS**, the City Commission intends to amend its Comprehensive Plan to establish a municipal Comprehensive Plan future land use map designation as a small-scale amendment to the Comprehensive Plan, and

**WHEREAS**, on May 2, 2023, the Planning and Zoning Board held a public hearing on the proposed future land use map amendment set forth herein and made a recommendation to the City Commission concerning the same, and

**WHEREAS**, the amendment of the Comprehensive Plan maps and the establishment of a future land use designation meets the criteria established by Chapter 163, Florida Statutes and pursuant to and in compliance with law.

### **NOW THEREFORE BE IT ENACTED, AS FOLLOWS:**

**SECTION 1.** That Chapter 58 "Land Development Code", Article I, "Comprehensive Plan" future land use plan map is hereby amended so as to establish a Commercial future land use designation on the annexed properties comprised of 1896 Kentucky Avenue (12-22-29-6172-03-100); 1934 Kentucky Avenue (12-22-29-6172-03-110); 1964 Kentucky Avenue (12-22-29-6172-03-120); 1968 Kentucky Avenue; (12-22-29-6172-03-130); 1970 Kentucky Avenue (12-22-29-6172-03-140); and 1990 Kentucky Avenue (12-22-29-6172-03-150; such private properties constituting Lots 10 through 15, Block C, Olympia Heights as recorded in Plat Book "J", Page 61 of the Public Records of Orange County, Florida.

**SECTION 2.** This Ordinance shall become effective 31 days after its adoption unless timely challenged pursuant to Florida Statutes Section 163.3187 within 30 days after adoption. If timely challenged, this Ordinance will not become effective until the State Land Planning Agency or the Administration Commission, respectively, issues a Final Order determining compliance pursuant to Chapter 163, Florida Statutes.

**ADOPTED** at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Mayor Phillip Anderson

Attest:

\_\_\_\_\_  
Rene Cranis, City Clerk

## ORDINANCE XXXX-23

### **AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE III, "ZONING" AND THE OFFICIAL ZONING MAP SO AS TO ESTABLISH COMMERCIAL (C-3) ZONING ON THE ANNEXED PROPERTIES AT 1896; 1934; 1964; 1968; 1970 AND 1990 KENTUCKY AVENUE, MORE PARTICULARLY DESCRIBED HEREIN.**

**WHEREAS**, the City Commission intends to establish a municipal zoning designation on this property in compliance with the establishment of a similar Comprehensive Plan future land use designation for said property, and

**WHEREAS**, on May 2, 2023, the Planning and Zoning Board held a public hearing on the rezoning set forth herein and made a recommendation to the City Commission regarding such rezoning, and

**WHEREAS**, the City Commission finds that the zoning set forth herein is consistent with the Comprehensive Plan and land development regulations which includes establishment of a ten foot rear setback for any future building or parking area. and

**WHEREAS**, the establishment of municipal zoning meets the criteria established by Chapter 166, Florida Statutes and pursuant to and in compliance with law, notice has been given to Orange County and to the public by publication in a newspaper of general circulation to notify the public of this proposed Ordinance and of public hearings to be held.

### **NOW THEREFORE BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, AS FOLLOWS:**

**SECTION 1.** That Chapter 58 "Land Development Code", Article III, "Zoning" and the Official Zoning Map is hereby amended so as to establish Low Density Residential (R-2) district zoning on the annexed parcel at 1896 Kentucky Avenue (12-22-29-6172-03-100); 1934 Kentucky Avenue (12-22-29-6172-03-110); 1964 Kentucky Avenue (12-22-29-6172-03-120); 1968 Kentucky Avenue; (12-22-29-6172-03-130); 1970 Kentucky Avenue (12-22-29-6172-03-140); and 1990 Kentucky Avenue (12-22-29-6172-03-150; such private properties constituting Lots 10 through 15, Block C, Olympia Heights as recorded in Plat Book "J", Page 61 of the Public Records of Orange County, Florida.

**SECTION 2.** This Ordinance shall become effective immediately upon the effectiveness of the companion ordinance amending the City of Winter Park Comprehensive Plan to designate the property described in Section 1 of this Ordinance with the Commercial future land use.

**ADOPTED** at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Mayor Phillip Anderson

Attest:

\_\_\_\_\_  
Rene Cranis, City Clerk